

REAL ESTATE AND BUILDING.

The Inquiries for Investment Property Continue Very Numerous.

ACTUAL TRANSACTIONS STILL RATHER LIGHT.

No Falling Off in the Activity in Building Operations and Many Permits for New Buildings Issued.

The last three days of the past week have been active ones in real estate circles. Though but few sales were made, many operations looking to that end were begun. Dealers say that they have never had so many inquiries for real estate, both unimproved and improved. This, together with the fact that there seems to be plenty of money, is the basis for the belief that great activity must come. There is a complaint among some, however, that those who desire to invest evidently want too much for their money, and consequently negotiations are close and long delayed. The record of deeds shows that there is considerable business being done, but much of this is trading. The demand for houses to rent still continues, and agents have their hands full trying to obtain dwellings to meet it. Suburban property is still sought after, and it is a curious fact that the sales of this kind of property are scattered over all the subdivisions and not confined to any particular quarter.

Building operations were never more lively. The permits issued for the week show not only a large increase in the number of buildings to be erected but many of the proposed structures will be costly ones. During the past few days, particularly, the number of permits were very large. Undoubtedly the fine weather had the effect of precipitating this activity, and if it continues the many buildings now under construction and those upon which work will be begun at once, will be put under cover before winter so that they will be prepared for occupancy in the spring. Work is being pushed forward very rapidly. Among the large permits issued was one to T. F. Schneider for a row of eight dwellings on Q and Seventeenth streets northwest, to cost \$60,000; a four-story business building for George E. Lemon, to be constructed at 1407 G street northwest, to cost \$18,000; to Charles Gessford for a row of sixteen houses on Eleventh street southeast, to cost \$48,000; to B. H. Warder a row of dwellings in the northeast section to cost \$18,000, and two other rows to cost \$12,000 and \$15,000. During the week there were issued twenty-nine permits covering the erection of eighty buildings, aggregating in cost \$250,195. The northwest section leads with permits for twenty-three buildings to cost \$114,450; the southeast follows with permits for twenty-one buildings to cost \$70,000; the northeast is next with permits for twenty-one buildings to cost \$46,675; the southwest, thirteen buildings to cost \$17,200, and the county last with only two permits for the erection of two dwellings to cost \$900 each.

AN IMPORTANT SALE.

General Flagler Purchases a Handsome Building Site in Washington Heights.
Mr. James B. Wimer, the real estate agent, has been busy with a number of large transactions since his return from his vacation. Last week there were four deeds recorded for valuable property sold through him. The largest sale was that of lot 12 in Corcoran's subdivision, part of Widow's Mite, in Washington Heights. The lot fronts 92 feet on California avenue and contains 17,850 square feet of ground. The purchaser was General Daniel W. Flagler, chief of the Ordnance Department, who it is stated, contemplates the erection thereon of a handsome home. The price paid was \$16,000. Thomas J. Fisher & Co., assisted in making the sale. To Frank S. Presbrey, for Julia E. Goddard, Mr. Wimer sold the west 30 feet of lot 88 in Presbrey's subdivision of parts of Widow's Mite, in Washington Heights. The price paid was \$6,561 which is at the rate of \$1.35 per foot. This value is an advance over that received last year for land in that vicinity except where the lots were corner ones. The price shows the general rise in the value of land in the northwest suburbs.

Mr. Wimer also sold to Lorin M. Saunders, for Mrs. Goddard, the east 20 feet of the same lot in the same square. The price paid was \$4,374, which is also at the rate of \$1.35 per square foot. To Mrs. Elizabeth Q. Belt he sold the premises No. 1103 New Hampshire avenue for \$7,150. The property is improved by a three-story and basement brick and stone dwelling.

MORE HANDSOME DWELLINGS.

Architect Schneider to Build a Row of Eight at Seventeenth and Q Streets.
Mr. T. F. Schneider has taken out a permit for another row of those artistic and handsome dwellings which have added so greatly to the beauty of the vicinity of Seventeenth and Q streets. The new row will consist of eight dwellings, to be located on the southwest corner of Seventeenth and Q streets, three on Seventeenth street and the remainder on Q. The corner house will have a frontage of 80 feet, the others 20 feet. The fronts of those on Q street will be entirely of white Indiana stone, those on Seventeenth being of pressed brick and white Indiana stone. The houses will be three-stories and a basement, tiled roofs, and steeples. They will contain eleven rooms each, those on the first floor being finished in oak and cherry. The fireplaces are to be tiled and the mantels will be of hardwood. Furnaces will supply the heat in all the houses except the corner one which will be fitted with steam-heating apparatus. The cost of the eight residences will be \$60,000. Darby & Davis are the contractors.

Sold at Auction.

Duncan Bros., auctioneers, have found ready sales for the realty which they have offered to the public. Among the sales they have recently recorded are No. 1120 Eleventh street northwest, house and lot, for Chapin Brown, trustee, to N. Carusi, for \$4,600; No. 1106 Tenth street, for \$1,800, to Dr. Marmion; to R. O. Holtzman, for \$10,375, house and lot,

No. 935 New York avenue; to George Moore for \$6,350, No. 114 C street northeast, house and lot; stable and lots on F, near Twenty-second street northwest, to Wash. Nalbor, for \$7,150; house and lot, 152 N street southwest, for Gordon & Clagett, trustees, to Charles Parker, for \$1,600; to L. Oehman, for \$2,635, house and lot corner Seventh and L streets southeast, and adjoining house and lot, 1107 Seventh street southeast, house and lot to S. Bieber, for \$745; house and lot, L, between Sixth and Seventh streets southeast, to A. Fisher, for \$1,145; to George J. Nash, for \$1,215, house and lot on Ninth, between H and I streets northeast, and lot 12, square 444, Seventh, between Q street and Rhode Island avenue, to James H. Marr, at the rate of \$2.40 per square foot.

Another Fine Business Building.

The cellar has already been dug for another handsome business structure which will add to the attractiveness of that rapidly growing thoroughfare, G street. The location of this new building is No. 1407 G street, adjoining the property of the American Security and Trust Building, which is rapidly nearing completion. Mr. George E. Lemon is having the building constructed and when finished it will be occupied by Latimer & Sloan, the auctioneers. The plans, which were drawn by Harvey L. Page, the architect, call for a four-story skeleton structure with a front of 25 feet and a depth of 100. The front is of artistic design and will be a marked improvement to the appearance of that block. It is highly ornamental, being constructed of fancy pressed brick trimmed with granite. The cost is estimated at \$18,000. Albert J. Brust is the contractor.

Le Droit Park Wants Improvements.

A delegation of citizens residing in Le Droit Park, among whom were Judge Kimball, General William A. Birney, Dr. F. V. Brooks, Dr. T. B. Campbell, E. E. Jackson, B. A. Allen, O. J. Hart, Jr., M. G. Kendall, H. A. Johnston, J. J. Kleiner, and J. G. Buxman, had a hearing before the Commissioners on Thursday to set forth the needs of street improvement in their locality. General Birney said that in the estimates for next year Le Droit Park had been left out. The streets which the delegation, as representatives of the Le Droit Improvement Association, desired to have improved were Spruce, Juniper, Elm, and Le Droit avenue, which will soon be widened to 90 feet. The population of the Park was stated to be 1,000.

The Much Discussed Phelps Tract.

The Phelps tract of land containing about 300,000 square feet, which is situated on the north side of Florida avenue at its intersection with Connecticut avenue, has been the topic of considerable speculation. Several times it has been discussed by the Commissioners in the matter of the extension of Connecticut avenue and the cutting down of a magnificent tree upon which rests the aesthetic eye of a number of persons. It was learned last week that in case the property is sold this fall, and this is not unlikely to occur, that the topography of the property will not be changed and the tree will remain intact.

Building Associations of the Country.

Milwaukee Realty and Building Record. There are at present 6,500 building associations in existence, with a membership of 2,500,000. Estimating that each family averages five persons, these building associations have a total number of persons interested in them of 12,500,000, or nearly one-fifth of the entire population of the country. These figures are given by an authority on building associations. If they are even approximately accurate, they indicate that building associations have become a most important factor in the financial situation.

BUILDING NOTES.

A Bryant will build a two-story brick store-room and stable, 20x40 feet, in the rear of 803 Seventh street northeast, to cost \$1,400.

H. Raasburch will expend \$450 in making minor repairs to No. 504 Eighth street northeast and constructing two windows in the premises.

R. B. Earnshaw will erect a brick wagon shed, 16x32 feet, in the rear of 729 Thirtieth street southeast. Cost \$600.

William Patterson has taken out a permit to build a brick addition, 10x30 feet, to his stable in the rear of No. 30 Iowa Circle.

William Hartman will construct two bay windows on the premises at the northwest corner of Eighth and E streets northeast at a cost of \$300.

Theodore Sheekels will reconstruct the front of store No. 305 Pennsylvania avenue southeast. The cost will be about \$300.

William Wehlf has taken out a permit to make general repairs at No. 117 Third street southeast and build a two-story brick addition. The entire work will cost about \$1,400.

Mr. Appleton P. Clark, Jr., has contracted with Henry O. Getz to erect for him a three-story and cellar brick dwelling at No. 241 Delaware avenue northeast. The house will have a frontage of 21 feet. It will be supplied with all modern conveniences and will cost \$6,000.

St. Paul's A. M. E. Church on the west side of Eighth, between D and E streets southwest, will be improved by the construction of a one-story brick addition, 27x50 feet. The cost will be \$850.

Columbus Delano has obtained a permit to erect five buildings at the corner of U and Fourteenth streets which will aggregate in cost over \$15,000. Two of the buildings will be constructed at Nos. 1939 and 1941 Fourteenth street. They will be three stories in height,

the first floor being built for a store. The cost will be \$8,000. The remaining buildings are for dwellings alone. They will be three stories and a basement erected at Nos. 1346, 1348, and 1350 U street, and cost over \$7,000. The plans were drawn by George S. Cooper. Theo. A. Harding has the contract for building.

W. H. Abbott is the architect, owner, and builder of a three-story brick dwelling, which will be erected at No. 404 C street southeast at a cost of \$7,000.

Charles Gessford obtained a permit on Friday for the erection of a row of sixteen dwellings, the construction of which will be begun immediately at Nos. 300 to 330 Eleventh street southeast. The houses will be first class in every particular and supplied with every modern convenience. They will be two stories and a basement in height. The entire cost is estimated at \$48,000.

John T. McIntosh has sold part 4, square 419, fronting 15 feet on Eighth, between R and S streets northwest, to William Miles, for \$4,800.

L. A. Dessez has purchased, for \$4,350, of F. K. Fox et al. lot 2, block 38, in the north grounds of Columbia University.

Lot 2 in the Monastery sub. of the Hickey estate has been bought by Edward D. Easton, for \$8,500, from Benjamin Duffee.

Joseph A. Blundon has sold for \$7,500, to Edith Black, sub. lot 77, square 483. The property has a frontage of 18 feet on Fifth street, between L and M streets northwest, and a depth of 85 feet.

J. T. Loveless & Co. will erect three two-story and cellar buildings, to be occupied both as stores and dwellings, at No. 657 to 661 C street northeast, at a cost of \$7,000.

Wright and Stockett have obtained a permit to build a row of six two-story dwellings at Nos. 702 to 712 F street northeast, at a cost of \$12,000.

S. A. Gibson will erect for himself, from plans drawn by Architect Meline, five three-story dwellings at Nos. 124 to 132 D street northeast, to cost \$7,000. The houses will be of artistic design with pressed-brick fronts trimmed with brown stone.

Rev. John C. Dent, as pastor, has taken out a permit for the Baptist Church which will be built on Second street southwest, between M and N streets. The church will be one story in height and 40x59 feet. The cost will be \$8,000.

Sub. lots 48 and 49 in square 800 have been purchased by Harry M. Schneider from the trustees, John T. Arms and Samuel A. Drury, for the sum of \$3,400. The two lots have a combined frontage of about 38 feet on Fifth, between G and H streets northeast. Their depth is 105 feet.

Architect Germuller drew the plans for three two-story brick dwellings, which W. T. Garrison will erect at Nos. 160, 162, and 164 P street northwest, for General A. D. Hazen, at a cost of \$5,000.

B. H. Warder will have erected at Nos. 425 to 429 First street and Nos. 101 to 103 Massachusetts avenue northeast a row of five handsome dwellings. The building on the corner will be 39x40 feet and will be as a store and apartment house. The front will be of pressed brick ornamented by bay windows of various designs. The plans were drawn by Architect N. T. Haller, and George E. Emmons has the contract to build at \$18,000. This row will be a handsome addition to that portion of the city.

REAL ESTATE NOTES.

Katherine L. Johnson has sold to Jeremiah Johnson, for \$4,000, sub. lot 142, South Columbia University Grounds.

Sub. lots 55 and 59, each 25x133 feet on M, between Fourth and a-half and Sixth streets southwest, in square 502, has been purchased by J. D. Murphy from Irene W. Clark, for \$7,148.

Mary B. Ridgway has bought of Eugene Peterson, for \$3,250, part lot 8, square 724. The lot fronts 20 feet on C, between First and Second streets northeast.

Ruth M. Mason has purchased of E. J. Redmond, for \$4,500, sub. lot 111, square 363, 16x90 feet on French street, between Ninth and Tenth streets northwest.

Six thousand five hundred and eighty-two square feet of property on Massachusetts avenue, between Tenth and Eleventh streets northeast, have been purchased by the City Investment Company of B. L. Walker for \$7,373. On the city maps it is lot 2, square 965.

J. A. Hamilton has sold to G. Maier, for \$5,500, sub. lots 27, 28, and 31, square 897, each 12x64 feet, on A, between Seventh and Eighth streets northeast.

The 104th regular monthly meeting of the Citizens' Equitable Building Association was held last Monday night at Cropley's Hall. The vacancy in the board of directors caused by the death of Mr. Joseph F. Birch was filled by the election of Mr. John W. Thomas; \$5,800 were sold at an average of \$1.50 per share.

Sub. lot 23, square 682, has been sold by S. Carmody to George Jaeger, for \$4,260. The property contains 16,965 feet fronting on First, between D and E streets northeast.

Mary C. McWilliams has purchased from L. F. Shoemaker et al., for \$10,000, sub. lot 3 and 4, square 190, each 30 feet 4 inches by 100 feet on P, between Sixteenth and Seventeenth streets northwest.

Millard Metzger has sold, for \$4,000, to Percy Metzger the following piece of property: Sub. C, square 842, on the east side of Sixth, between B and C streets southeast; sub. 5, square 235, on Fourteenth, between V and W streets northwest, and part lot 14, square 833, on Fifth, between G street and Virginia avenue southeast.

Sub. 86, square 981, on H street, between Eleventh and Twelfth streets northeast, has been sold for \$4,800, by J. D. Burnes, to Joseph L. Gardner.

D. W. Flagler has purchased lot 12, in Corcoran sub. of Washington Heights, from D. C. W. Smith, for \$16,900.

Aurora I. Hodges has sold, for \$4,300, to Sidney I. Besselle, part lot 15, square 780, being 19x100 feet on E street, between Third and Fourth streets northeast.

Lots 96 and 97, in Gessford's sub. of square 917, has been bought by Martha E. Maues, from Charles Gessford, for \$8,500. The lots are 16x59.17 feet on Ninth, between B and C streets southeast.

Lot 15, in square 559, on I street, between K and L street, has been sold by C. S. Shreve to R. E. White for \$4,500. The lot is 27x32 feet in dimensions.

A. S. McCoy has sold to E. J. Collett, for \$3,600, sub. lot 33, square 193, on the north side of Corcoran street, between Fifteenth and Sixteenth streets northwest.

Thomas F. Monahan has purchased, for \$4,080, of M. Ashford, lot 77, square 546, being

16x100 feet on Four-and-a-half street, between N and O streets southwest.

Andrew Newland has bought, of C. B. F. Haller, for \$5,500, sub. lot 79, square 981, being 17.50x98 feet on H street, between Eleventh and Twelfth streets northeast.

Sub. lot 19, square 754, which is 16x84 feet on E, between Second and Third streets northeast, has been sold by W. Irving Boswell to W. S. Wheeler for \$5,000.

BUILDING PERMITS.

Permits to build to the following were issued by Inspector Entwistle for the week ending Friday, October 18:

One two-story and basement frame dwelling, 18x88 feet, Grant Road, county, for A. L. Payne, to cost \$900.

One two-story frame dwelling, 16x42 feet, lot 1, Waggaman's sub. of Long Meadows, for G. R. Arrington, to cost \$900.

Two three-story brick stores and dwellings, 40x42 feet, Nos. 1939 and 1941 Fourteenth street northwest, for Columbus Delano, to cost \$8,000.

Three two-story and basement brick dwellings, 51x32 feet, Nos. 1346, 1348, and 1350 U street northwest, for Columbus Delano, to cost \$7,000.

One two-story frame dwelling, 15x28 feet on Seventeenth street, between East Capitol and North A streets northeast, for Richard Combs, to cost \$325.

One two-story brick stable, 24x25 feet, rear No. 516 Eighth street southwest, for Charles Wetzel, to cost \$600.

One three-story and cellar brick dwelling, 21x42 feet, No. 341 Delaware avenue northeast, for A. P. Clark, Jr., to cost \$6,000. Henry O. Getz, builder.

Four two-story brick dwellings, 12x24 feet, Nos. 1007 to 1013 Third street southwest, for C. F. Smithson, to cost \$3,200.

Three two-story brick dwellings, 17x45 feet, Nos. 351 to 355 I street southwest, for I. M. Hepburn, to cost \$5,400.

Sixteen two-story and basement brick dwellings, Nos. 200 to 230 Eleventh street southeast, for Charles Gessford, to cost \$48,000.

One three-story brick dwelling, 20x72 feet, No. 404 C street southeast, for W. H. Abbott, to cost \$7,000.

One four-story auction room, 25x100 feet, No. 1407 G street northwest, for George E. Lemon, to cost \$18,000.

Three two-story brick dwellings, 15x31 feet, Nos. 160, 162, and 164 P street northwest, for General A. D. Hazen, to cost \$5,000.

One three-story brick dwelling, 17x36 feet, No. 431 Missouri avenue northwest, for J. N. Walker, to cost \$5,000.

One two-story and basement brick dwelling, 15x36 feet, No. 1505 M street northwest, for Ida Turley, to cost \$3,500.

One one-story brick dwelling, 14x30 feet, No. 59 I street southeast, for Albert McIntosh, to cost \$800.

Five two-story and basement brick and stone dwellings, 13x30 and 30x40 feet, Nos. 101 and 103 Massachusetts avenue and 425 to 429 First street northeast, for B. H. Warder, to cost \$18,000.

Three two-story and cellar brick dwellings and stores, 16x34 feet, Nos. 657 to 661 C street southeast, for J. T. Loveless & Co., to cost \$7,000.

One one-story brick stable, 14x20 feet, rear 320 D street northeast, for Milley Fenwick, to cost \$350.

Six two-story and cellar brick dwellings, 16x49 feet, Nos. 702 to 712 F street northeast, for Wright and Stockett, to cost \$12,000.

Two three-story brick dwellings, 12x36 feet, Nos. 207 and 209 F street northwest, for Mary Griffin, to cost \$3,500.

One one-story brick church, 40x59 feet, on Second street, between M and N streets southwest, for John C. Dent, pastor, to cost \$6,000.

Eight three-story brick dwellings, 20x40 feet, Nos. 1700 to 1708 O street and 1536 to 1540 Seventeenth street northwest, for T. F. Schneider, to cost \$60,000.

Two two-story brick dwellings, 19x33 feet, Nos. 430 and 432 Fourth street northeast, for William Mayse & Co., to cost \$3,000.

One two-story brick stable, 18x20 feet, No. 1515 Fifth street northwest, for O. H. Huguly, to cost \$450.

Five three-story brick dwellings, 13x33 feet, Nos. 124 to 132 D street northeast, for S. A. Gibson, to cost \$7,000.

One three-story and basement brick dwelling, 16x50 feet, No. 432 Rhode Island avenue northwest, for H. H. Burghman, to cost \$4,000.

Four two-story brick dwellings, 12x28 feet, Nos. 315 to 321 alley southwest of square 541, for John D. O'Neil, to cost \$2,000.

REAL ESTATE TRANSFERS.

(Transfers in which the consideration was nominal are not included.)

FRIDAY, OCTOBER 9.

American Security and Trust Company to Joseph C. Stewart, part lot 24, square 197, 5 inches front on Fifteenth street, \$250.

Mahlon Ashford et al. (trustees) to Thomas P. Monahan, lots 75 and 77, square 546, \$4,080.

Simon Carmody et al. to George Jaeger, lot 23, Carmody's sub., square 682, alley privileges, \$4,260.

Irene W. Clark et al. to David Murphy, original lots 15 to 59, inclusive, square 502, \$7,145.

Mary E. Curtis et al. to Otto C. Ruppert, part of Fortune, enlarged, containing 1 acre, \$945.

Charles D. Drake and William B. Webb (trustees) to Adolphus and William F. Gude, lot 2, Berry's sub., Bellevue, \$1,817.

Marcia C. Danforth et al. to Eddie B. Townsend, part lot 87, Brown's sub., Pleasant Plains, \$3,000.

Jane Hart et al. to Daniel Ahern, part lot 8, square 928, \$1,350.

Lula H. Howes to George Stainbaugh, lot 78, Bates et al.'s sub., square 618, \$2,000.

George Luckett, et al. and Daniel Luckett, surviving heirs of David Luckett, to John Madigan, land in county, near Hamilton Road, containing 1 acre, \$126.

B. F. Leighton and R. E. Pairo (trustees) to Emma T. Gibbons, lot 7, block 21, Leighton et al.'s sub., Brookland, \$375.

Eugene Petersen et al. to Mary R. Ridgeway, part of original lot 8, square 724, \$6,350.

E. J. Redmond to Ruth M. Mason, lot 111, Warner's sub., square 363, \$4,500.

Thomas E. Waggaman (trustee) to Martin Casby, lot 188, Gilbert's sub., square 675, \$1,700.

John F. Waggaman et al. to Rose S. Leak, lots 28 and 29, block 19, Waggaman's sub., Wesley Heights, \$750.

Same to John S. McDonough, lot 4, block 14, same sub., \$375.

Same to Sigel Brown, lot 4, block 14, same sub., \$375.

Same to Thomas J. Leak, lots 45 and 46, block 19, same sub., \$750.

John P. Waggaman et al. to George T. Pulaski, lots 4, 5, 6, 7, 8, and 9, block 26, Waggaman's sub., Wesley Heights, \$3,360.

SATURDAY, OCTOBER 10.

American Security and Trust Company to

James Crozier, lots 70, 80, and 81, Manogue et al.'s sub., Long Meadows, \$1,825.

James E. Arnold et al. to George F. Suppes, lot 7, Arnold's sub., Uniontown, \$800.

John R. Brown et al. to William Baum, part lot 38, Windsor et al.'s sub., square 117, \$3,500.

Mary D. Bradley to Wallace C. Stratton, lot 218, T. F. Schneider's sub., square 362, \$100.

James D. Burn et al. to Jos. Gardner, south 90 feet of lot 86, Gray's sub., square 981, \$4,800.

William A. Easterday et al. to John H. Buscher, original lot 14, square 1005, quit claim, \$300.

Benjamin Hellen et al. to William J. Flather, lot 42, Halpine's sub., square 92, with right of way, \$3,700.

Charles C. Halpine to Benjamin Hellen, lot 42, Halpine's sub., square 92, with right of way, \$4,200.

Colen B. F. Haller et al. to Andreas Neuland, lot 70, H. J. Gray's sub., square 981, \$3,500.

Katherine L. Johnson et al. to Jeremiah Johnson, sub. lot 142, South Columbia University Grounds, \$4,000.

Abram S. McCoy to Eustace J. Collett, lot 53, Fitch et al.'s sub., square 193, \$8,000.

Crandall Mackey et al. to William N. Morrison, part lot 21, block 7, Washington Brick Machine Company's sub., Trinidad, \$700.

Richard E. White et al. to Charles S. Shreve, lot 15, Carusi's (trustee) sub., square 550, \$4,600.

Millard Metzger to Percy Metzger, lot C, Browning & Woodward's (trustee) sub., square 4